



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

February 7, 2022  
2112-PUD-29  
Exhibit 1

**Petition Number:** 2112-PUD-29

**Project Name:** Springwater

**Subject Site Address:** East of S. Union Street and 1/4 mile +/- North of 161st Street  
(the "Property")

**Petitioner:** Old Town Design Group

**Representative:** Apollo Developers

**Request:** A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

**Current Zoning:** Lantern Park PUD and AG-SF1: Agriculture / Single-family

**Current Land Use:** Agriculture/Residential

**Approximate Acreage:** 48.8 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 21-52
5. Redlined Ordinance 21-52
6. Character Exhibits
7. Open Space Amenity and Preservation Exhibit
8. Neighborhood Meeting Summary
9. Existing Variance (83-V-1)
10. Public Comment
11. Issue List Response

**Staff Reviewer:** Rachel Riemenschneider, Associate Planner

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**PETITION HISTORY**

The petition was introduced at the November 9, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Wednesday, December 1, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 8**. The petition received a public hearing at the December 6, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

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## **PROJECT OVERVIEW**

**Location:** The Property is located generally East of S. Union Street and 1/4 mile +/- North of 161st Street (see **Exhibit 2**). The property is currently zoned as AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD.

**History:** A portion of the Property has an approved variance with two amendments (83-V-1, **Exhibit 9**) to allow the Antique Store, the signage on Union Street, and the accessory structures associated with the Antique Store. At the January 20, 1983, Board of Zoning Appeals meeting, Mr. Beauchamp, the current owner of the property, was granted a variance to operate an antique store out of the home and install a sign on Union Street. At the April 17, 1989, Board of Zoning Appeals meeting, Mr. Beauchamp requested and was approved for an amendment to 83-V-1 to (1) relocate the antique store from their garage to the barn and (2) to add an addition to the barn (48 feet by 48 feet). At the October 18, 1993, Board of Zoning Appeals meeting, Mr. Beauchamp sought and was granted another amendment to 83-V-1 to construct an additional storage building (36 feet by 72 feet) south of the existing barn, 4 feet off the property line.

**Definitions:** As proposed, the PUD Ordinance includes two definitions that are not present in the UDO: Exterior Materials and Transitional Architecture.

**Concept Plan:** The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**). The Real Estate would be required to be developed in substantial compliance with the Concept Plan.

**Underlying Zoning District:** The proposed PUD Ordinance contains three different Subdistricts, for which the underlying zoning is:

<b>Subdistricts</b>	<b>Underlying Zoning</b>
Townhouses Subdistrict	SFA: Single-family Attached District
Single Family Subdistrict	SF4: Single-family High Density District
Private Residence & Store Subdistrict	AG-SF1: Agricultural / Single-Family Rural District

**Permitted Uses:** The proposed ordinance permits only the following uses:

**Townhouses Subdistrict:**

- A. Dwelling, Townhouse\*
- B. Development Amenities

**Single Family Subdistrict:**

- A. Dwelling, Single Family
- B. Development Amenities

**Private Residence & Store Subdistrict:**

- A. Dwelling, Single Family
- B. Retail, Low Density (Existing Antique Business)\*

\* Not permitted in underlying zoning district by UDO (13.2)

**General Regulations for the Private Residence & Store Subdistrict:** Currently there is a variance to allow the antique store use, to allow the sign on South Union street, to exempt the setback on the southern,

and to allow the current accessory structures. The Proposed Ordinance vacates this variance and permits the existing conditions on site.

Additionally, the new development would completely isolate the property where the existing home and business are located from the road; the text of the ordinance exempts the lot frontage requirement. The UDO (4.2(D)) requires 250 feet of lot frontage in AG-SF1.

**General Regulations for the Single Family Subdistrict:** The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family High Density district lots (the proposed underlying zoning).

Standard	Alley-Load	Front-Load	UDO (SF4)	
Minimum Lot Area	4,800 sf	6,800 sf	9,000 sf	
Minimum Lot Frontage	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)		40 ft	
Minimum Building Setback Lines				
Front Yard	10 ft	10 ft*	25 ft	
Side Yard	5 ft	5 ft	8 ft	
Rear Yard	10 ft*	30 ft	25 ft	
Minimum Lot Width	45 ft	60 ft	50 ft	
Maximum Building Height	35 ft	35 ft	25 feet	
Minimum Living Area	1,600 sf	1,600 sf	Single-story	1,000 sf
			Two-story	750 sf
			Tri-level (basement and first level)	750 sf
			Story and one-half	750 sf

\*A minimum 18' driveway is required.

**General Regulations for the Townhouses Subdistrict:** The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhouses Subdistrict	UDO (SFA)	
Maximum Density	Shall Not Apply	Four (4) Dwelling Units per acre	
Minimum Building Setback Lines			
Front Yard	0 ft (However, a minimum 8’ landscaped area shall be provided between the path or sidewalk and the front of each Townhouse.)	20 ft	
Front Setback Stagger	Units would be staggered a minimum of 1.5 ft between the end units and the inside unit(s)	Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	12 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Building Height	35 ft (Two Stories)	35 ft	
Minimum Living Area	1,600 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

**Overlay Districts:** US Highway 31 Overlay District would not apply to this PUD.

**Development Standards:** The ordinance proposes the following modifications to Development Standards:

**Accessory Buildings:** These standards apply to the new development, but do not apply to the existing structures in the Private Residence and Store Subdistrict.

**Architectural Standards:** Article 6.3 Architectural Standards would not apply to the Real Estate. Instead, the following would apply:

- The character exhibits (**Exhibit 6**) will serve as a benchmark for the Transitional Architecture within the development.

- Four-sided architecture would also be required in both the Single Family and Townhouses Subdistricts. The UDO requires four-sided architecture in multi-family districts – including SF4, the underlying zoning for the Townhouses Subdistrict (6.3(E)(1)(b)).
- **Single Family Subdistricts:**
  - **Building Materials:** The PUD would prohibit vinyl and aluminum siding and require masonry from the ground to the level of the watertable. It also would require wood, fiber cement, or equivalent trim for corners, frieze boards, window trim, door trim, and as a transition between Exterior Materials. The UDO (6.3(C)(3)(b)) permits vinyl siding for up to 25% of any Building Façade.
  - **Windows:** Each façade would be required to have at least three windows, each window with a shutter and/or architectural treatment applied to the sill and header.
  - **Roof Design:** Roofs in this Subdistrict will be required to have a minimum 12” overhang. Main roofs on Midcentury Modern, Modern Prairie, and similar architectural styles will have a 4:12 roof pitch; all other architectural styles will have a 6:12 main roof pitch. Roofs would require architectural or dimensional shingles, with metal accent roofing permitted on architectural features. The UDO prohibits Rolled roofing or tar paper as the visible final layer of roofing.
  - **Garages:** Each home would have, at minimum, a two-car garage with two coach lights. For front loading garages, a two-bay garage door would not exceed 40% of the front elevation. If a third car bay is included, it will be set back two feet from the Established Front Yard. Each garage elevation would have two design elements or windows and be painted to match or accent the Dominant Exterior Material.
  - **Front Building Façade:** Front Building Facades would be required to utilize architectural enhancements including: trim at corners, frieze boards, window trim, door trim, and as a transition between Exterior Materials; enhanced trim or masonry detailing; enhanced roof design; and a minimum of 4 windows on 1-story dwellings or 6 windows on 2-story dwellings.
  - **Side Building Façade:** These requirements would only apply when a Side Building Façade with a gable end faces a street or a Common Area. Homes that meet this description must have one of the following on the Side Building Façade:
    - A change in the exterior color separated by trim;
    - A change in the Exterior Material pattern separated by trim;
    - A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
    - A minimum of ten (10) square foot gable window;
    - A gable peak with a change in Exterior Material; or
    - A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
  - **Streetscape Diversity:** Homes within three lots on the same side of the street, across the street, or diagonally across the street must have a significantly different Front Building Façade and have different primary siding color. The UDO requires the same, but limits these differences to adjacent lots only. The UDO also requires different color for one of the following exterior elements: Masonry Material, trim, and accent siding.
- **Townhouses Subdistrict:**

- Building Materials: The PUD would permit Masonry Material, fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, and aluminum downspouts or gutters. It would also require masonry to extend up to the watertable. For Multi-family districts, the UDO permits Exterior Insulation and Finish System (E.I.F.S.), synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding, and requires 75% masonry on each facade. The UDO prohibits aluminum and vinyl siding. The UDO also requires two different exterior materials on each façade (UDO 6.3 (E)(2)).
- Roof Design: The PUD would require a minimum 12" overhang on all facades, which is the same requirement as the UDO (6.3(E)(4)(b)). Main roofs on Midcentury Modern, Modern Prairie, and similar architectural styles will have a 4:12 roof pitch; all other architectural styles will have a 6:12 main roof pitch. Shed roof dormers would be required to be no less than 3:12. Roofs would require architectural or dimensional shingles, with metal accent roofing permitted on architectural features. The UDO requires a primary roof pitch of 6:12 and that the roof design shall include varied pitches and ridge levels in accordance with the intended architectural style of the building.
- Garage: Each unit would have a two-car garage.
- Front Building Façade: The PUD would require the following elements on the Front Building Façade:
  - Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
  - Shutters or a six-inch (6") nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
  - A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
  - A minimum of four (4) windows.
  - Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
  - The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
  - Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- Side Building Façade: Side Building facades, per the PUD, would be required to incorporate the following elements:
  - A minimum of three (3) windows shall be required.
  - All windows shall have a minimum four-inch (4") nominal width trim.
  - Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- Rear Building Façade Requirement: Per the PUD, Rear Building Facades would be required to include:

- A minimum of two (2) windows shall be required.
- All windows shall have a minimum four-inch (4") nominal width trim.

The UDO does not have specific requirements for each façade of a Multi-Family building, but does require four-sided architecture (6.3(E)(1)(b)).

- Streetscape diversity: The PUD requires the following elements of streetscape diversity along Union Street:
  - The front door would face Union Street and the garage would face the internal street or alley.
  - A sidewalk / pedestrian corridor would be provided between buildings along Union Street as shown in the Concept Plan.
  - Some outdoor living areas would be provided along the streetscape in all units.
- **Private Residence and Store Subdistrict**: Architectural Standards will not apply to existing buildings in this subdistrict.

#### **Landscape Standards:**

- Tree Preservation: Trees would be preserved as shown in Open Space Amenity and Preservation Exhibit (**Exhibit 7**) and in accordance with the UDO's tree preservation standards (UDO 6.8(E)).
- Street Trees: Street tree standards would apply; however, the spacing requirement would not apply (Article 6.8(L)(1); the UDO limits spacing to a maximum of 60 feet but permits the Director to approve an increase in maximum spacing. Street trees would not be required on alleys and private streets within the Townhouse subdistrict.
- Foundation Plantings: Foundation Planting Requirements would only apply to the Townhouse Dwellings. Along Union Street, these plantings may be installed in the Right-of-way and would include a minimum six different species of shrubs. Per the UDO, foundation plantings are required at the base of a Monument Sign and against expanses over 80 feet on the Townhouses only. The UDO (6.8(L)) requires 1 shrub or ornamental tree per 12 lineal feet.
- External Street Frontage: External Street Frontage requirements would not apply. The UDO (6.8(M)) would require a landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
- Buffer Yards: The UDO's Buffer Yard standards would not apply.
  - Private Residence & Store Subdistrict: The PUD proposes there would be no buffer yard around this subdistrict. The UDO (6.8(N)) does not require a buffer yard because the underlying zoning of the Subdistrict is AG-SF1.
  - Single Family Subdistrict:
    - In accordance with the UDO, the PUD does not require a buffer between the proposed development and Lantern Park. Both have the underlying zoning of SF4; a buffer is not required between two SF4 districts.
    - The PUD proposes to install a buffer compliant with Buffer Yard B (see below). The UDO requires Buffer Yard B (6.8(N)) in these areas. In the areas highlighted in red, 30-feet of the Buffer Yard will be a Tree Preservation Easement. In accordance with the UDO, trees in the Tree Preservation Easement can count toward buffer hard requirements (6.8(E)(6)(b)).

- On the eastern side of the property, this buffer will include a row of 30 evergreen trees, the number of evergreen trees required in Buffer Yard B.

Chart: Buffer Yard Types

Buffer Yard Type	Planting Materials per 100 lineal feet				
	Width	Shade Trees	Evergreen Trees	Shrubs	Mound / Fence
Buffer A (small)	30 feet	3	3	10	none required
Buffer B (medium)	40 feet	4	4	10	4' tall undulating mound for at least 60% of the length of the shared Lot Line
Buffer C (large)	50 feet	5	5	20	4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence

Chart: Required Buffer Yard

Required Buffer Yard Type	Adjacent Use / Zoning District						
	AG-SF1	SF1, SF2	SF3	SF4, SF5, SFA	MF	Institutional	Business
AG-SF1	-	-	-	-	-	-	-
SF1, SF2	A	-	-	-	-	-	-
SF3	B	A	-	-	-	-	-
SF4, SF5, SFA	B	A	A	-	-	-	-
MF	B	B	A	A	-	-	-
Institutional	A	B	B	B	B	-	-
Business	A	C	B	B	B	A	-
Industrial	A	C	C	C	C	B	A

**Sign Standards:** In addition to the permitted residential monument sign, the PUD proposes one sign in compliance with UDO 6.17(H) for the Antique Store. Per the UDO, individual non-residential uses are permitted one monument sign per street frontage. Since the Antique Store has no frontage, the UDO would not permit a monument sign.

**Vision Clearance:** The PUD proposes reducing the Vision Clearance from Collectors and Local Streets from 40 feet (UDO 6.19(A)(1)) to 35 feet. They are increasing the Vision Clearance standard for Private Streets from 25 feet (UDO 6.19(A)(4)) to 35 feet. All internal intersections will meet the Vision Clearance Standards for Driveways and Alleys, 10 feet (UDO 6.19(A)(3))

**Infrastructure Standards:** As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

**Design Standards:** The ordinance proposed the following modifications to Design Standards:

**Open Space and Amenity Standards:** Open Space and Amenities will be provided in substantial compliance with the Open Space Amenity and Preservation Exhibit (**Exhibit 7**), which indicates that 58% of the developed property will be Open Space. The UDO standards shall not apply. The UDO would require the following:

- Single Family Subdistrict (SF4): 15% open space
- Townhome Subdistrict (SFA): 35% open space and two qualifying amenities
- Private Residence and Store Subdistrict (AG-SF1): No requirements.

**Pedestrian Network Standards:** The PUD proposes a modification to UDO 8.7(C)(2), which requires sidewalks on both sides of internal Streets and Private Streets. Instead, the PUD would not require sidewalks on private streets on the rear of the townhouses.

Additionally, the PUD commits to extending the pedestrian trail along Union Street to the roundabout at 161<sup>st</sup> Street.

**Easements:** The UDO Tree Preservation Easement Standards (8.3(H)) shall apply, with modifications in certain locations. As proposed, there are several amenities and a legal drain easement located within the tree preservation easement. The PUD would permit amenities as shown on the Open Space and Amenities Exhibit (**Exhibit 7**), and maintenance activities within three feet of these amenities, within the Tree Preservation Easement. It would require signs identifying preservation areas which would state: "Natural Preservation Area. No mowing or spraying or Removal of Trees. Restricted Area."

**Termination of Existing Variances:** As proposed, the adoption of this PUD would repeal the existing variance for the Property (83-V-1), which permits the Antique store, signage, and accessory structures. The variance will be appealed when the secondary plat is recorded.

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### **COMPREHENSIVE PLAN**

The [Westfield-Washington Township Comprehensive Plan](#) (the "Comprehensive Plan") identifies the majority of this Property as being within the "Existing Suburban" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for "Existing Suburban" are: Detached dwellings, Attached dwellings, Institutional uses, and Recreational uses.

Development Policies for "Existing Suburban" include:

- Promoting the protection of the existing suburban character of the area.
  - Encouraging only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
  - Permitting new development only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
  - Ensuring that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
  - Ensuring that new development adjacent to existing suburban is properly buffered.
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### **CHANGES SINCE DECEMBER 6, 2021 MEETING (PUBLIC HEARING)**

The most significant change to the PUD comes in the architectural standards for the Single Family and Townhouses Subdistricts. In the previous draft, Article 6.3 Architectural Standards of the UDO did apply, along with a set of guidelines regarding certain architectural features. The current PUD exempts Article 6.3 and instead outlines specific standards (see details above). They have also incorporated two definitions related to the newly added architectural standards.

Other changes include:

- The Petitioners have incorporated a new exhibit which clarifies the boundaries of the subdistricts.

- The height of the Townhouses has been reduced from 40 feet to 35 feet.
  - A sidewalk will now be required south of the cemetery.
  - The number of townhomes has been reduced from 56 townhomes to 37 townhomes.
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### **CHANGES SINCE JANUARY 18, 2022**

The petitioners have made several changes since the January 18, 2022, Advisory Plan Commission Meeting.

- Definitions: The definition for Dominant Exterior Material has been removed and the definition for Transitional Architecture added.
- Concept Plan: Previously, the PUD ordinance required substantial compliance only for the boundaries of the subdistricts as they appear on the concept plan. Now the PUD would require substantial compliance with the concept plan in its entirety. On the concept plan itself, the townhomes have been removed from the area across from Woodside Drive. Additionally, the lots along the eastern edge of the property no longer extend into the Tree Preservation Easement.
- Townhome standards: The following changes have been made to the Townhome Subdistrict regulations:
  - While the front yard setback remains at 0 feet, the PUD would now require an 8-foot landscape area between the front of the townhomes and the path or sidewalk.
  - Previously the Front Setback Stagger did not apply to the Townhouse Dwellings. Now the PUD would require 1.5 feet staggering between the end units and the inside units.
  - The minimum distance between structures has been reduced from 15 feet to 12 feet.
  - The maximum height of the townhouses remains at 35 feet, but additionally will not exceed two stories.
- Architectural Standards: The architectural standards for both the Single Family and Townhouses Subdistricts are now required to utilize four-sided architecture
- Landscape Standards:
  - Previously, foundation plantings were not required within the PUD. Now they are required for Townhomes and the 8-foot planting strip between the townhomes and the perimeter path are considered part of the foundation planting requirements.
  - The Buffer Yard requirements have been further clarified, both in the text of the ordinance and on the concept plan. The text now includes a row of evergreen trees to further buffer AGSF1 neighbors to the east of the Single-family Subdistrict.
  - The Tree Preservation Easement standards have restricted the area where maintenance activities can occur around amenities. The standards also now include a requirement to install signs with the text: "Natural Preservation Area. No mowing or spraying or Removal of Trees. Restricted Area."

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**PROCEDURAL**

**Council Introduction:** The petition was introduced at the November 9, 2021, City Council meeting.

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. This petition had its public hearing at the December 6, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations:** Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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**DEPARTMENT COMMENTS**

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or [rriemenschneder@westfield.in.gov](mailto:rriemenschneder@westfield.in.gov).